

TFC Contact No. 18-136-000
RFP No. 303-7-01584
Tarantino Properties, Inc.
Amendment No. 3

**AMENDMENT NO. 3
TO THE
CONTRACT FOR
PROPERTY MANAGEMENT SERVICES
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
TARANTINO PROPERTIES, INC.**

THIS AMENDMENT NO. 3 is entered into by and between the Texas Facilities Commission (hereinafter referred to as "TFC"), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701 and Tarantino Properties, Inc. (hereinafter referred to as "Contractor"), located at 7887 San Felipe, Suite 237, Houston, Texas 77063, to amend the original Contract, as amended, between the parties (hereinafter referred to as the "Contract").

RECITALS

WHEREAS, on or about January 1, 2018, the parties entered into that one certain *Contract for Property Management Services Between the Texas Facilities Commission and Tarantino Properties, Inc* (hereinafter referred to as the "Contract"); and

WHEREAS, on June 25, 2018, the parties entered into Contract Amendment No. 1; and

WHEREAS, on July 12, 2018, the parties entered into Contract Amendment No. 2; and

WHEREAS, the TFC desires to provide additional funding in the amount of One Hundred Thousand and No/100 Dollars (\$100,000.00) for non-budgeted and deferred maintenance projects, simultaneously correcting an error in Amendment No. 2; and

NOW, THEREFORE, the parties agree to amend the Contract as follows:

1. The parties agree to modify ARTICLE III – CONSIDERATION, SECTION 3.01 – CONTRACT LIMIT AND FEES AND EXPENSES, by deleting Section 3.01 as amended in Amendment No. 2, and replacing it with the following:

“The parties hereby agree to modify ARTICLE III – CONSIDERATION, SECTION 3.1 – CONTRACT LIMIT AND FEES AND EXPENSES by increasing the Reimbursable Services amount from Forty Thousand and No/100 Dollars (\$40,000.00) to Two Hundred One Thousand Nineteen and 58/100 Dollars (\$201,019.58) thus increasing the not to exceed amount from Three Million Three Hundred Fifty Five Thousand Five Hundred Seventy Five and No/100 Dollars (\$3,355,575.00) to Three Million Five Hundred Sixteen Thousand Five Hundred Ninety-Four and 58/100 Dollars (\$3,516,594.58).”

2. The parties agree to further modify ARTICLE III – CONSIDERATION, SECTION 3.1 – CONTRACT LIMIT AND FEES AND EXPENSES, by deleting Section 3.1 in its entirety and

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replacing it with Section 3.1, reflecting additional funding for non-budgeted and deferred maintenance projects, as follows:

"Section 3.1. **CONTRACT LIMIT AND FEES AND EXPENSES.** The total amount of this Contract shall not exceed the sum of Three Million Six Hundred Sixteen Thousand Five Hundred Ninety-Four and 58/100 Dollars (\$3,616,594.58). This amount includes the Fiscal Year 2018–2019 contract base fee of Three Million One Hundred Thirty-Five Thousand Five Hundred Seventy-Five and No/100 Dollars (\$3,135,575.00) and Two Hundred Eighty Thousand and No/100 Dollars (\$280,000.00) to cover any Non-Budget Expense and/or Additional Services, as defined in Section 3.3 and Section 3.4 below, and Two Hundred One Thousand Nineteen and 58/100 Dollars (\$201,019.58) to cover any Reimbursable Services, as defined in Section 3.5 below. Pricing fees will be invoiced in accordance with Exhibit I – Compensation and Fees. This shall include the costs associated with providing all property management services set forth under this Contract, the Management Fee Profit including the Property Manager, required staff and/or any other administrative overhead costs. Any changes to the not-to-exceed amount or pricing fees set forth in Exhibit I – Compensation and Fees shall be submitted to TFC for review and shall be approved by amendment to this Contract.

3. All other terms and conditions of the Agreement not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 3 to this Contract to be effective as of the date of the last party to sign.

TEXAS FACILITIES COMMISSION

TARANTINO PROPERTIES, INC.

By: 
DocuSigned by: Naomi R. Gonzalez, Acting General Counsel

By: 
DocuSigned by: Anthony Tarantino

For John S. Raff

Print Name: Anthony Tarantino

Interim Executive Director

Title Print: President

Date of execution: 10/02/2018 | 1:30 PM CDT

Date of execution: 09/25/2018 | 9:42 AM CDT

GC. 

Dir. 

D.E.D. 